APPLICATION NUMBER: 18/01381/HOUS

Application Number:	18/01381/HOUS
Location:	91 Glenwood Drive Middleton M24 2TH
Proposal:	Single storey rear and side extensions
Applicant:	Ms Julie Bentley
Case Officer:	Osian Perks
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

This application relates to an end of terrace property built in buff brick with concrete tiles to roof. It has a porch to the front and the front elevation is rendered at first floor level.

The amenity space to the side of property is steeply banked and shares a boundary with foot path, separated by a closed board fence.

Description of Proposal

This application seeks permission for the erection of a single storey, wrap-around side and rear extension.

The side extension element would be built with a dual pitched roof and would have a front elevation which is set 0.9m back from the front elevation of the host dwelling.

The rear extension element would be built with a single pitched roof and would extend approximately 2.5 metres beyond the rear elevation of the host dwelling.

Relevant History

n/a

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

None received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed extension would be of a considerable width relative to the host dwelling.

The proposed extension would be built in buff brick with a dual pitched roof as such would have a design sympathetic to the host dwelling.

The amenity space to the side of the host dwelling slopes up towards the adjoining footpath and this boundary there is a 1.8 metre closed board fence. As such, the proposed side extension would not be easily publically visible from this foot path to the side. It would only be visible from the footpath to the front of the site.

The proposed side extension would be publically visible from the footpath to the front of the property. The foot path to the front of the extension has a ground level above that of the application site and steadily rises as it curves around the site. The boundary treatment to the front of the side amenity space is a timber closed board fence and this further limits views of the extension from the footpath.
In light of the above observations, as the proposed extension would be of a design sympathetic to the host dwelling, would only be publically visible from a public footpath to the front of the property and would have its prominence reduced by

existing boundary treatments and its siting in a depression in relation to the footpath, it is not considered that, despite its width, the proposal would have a significantly adverse impact upon the character and appearance of the host dwelling and the wider area.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenity of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. It states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);

For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

The proposed extension would accord with the guidance in the SPD. It is not considered that there are any features of the site or surrounding area which would mean that the proposal would have a substantial impact upon the amenities of the occupants of neighbouring properties despite according with the above guidelines.

The *Guidelines and Standards for Residential Development* SPD (SPD) provides space standards which should normally be adhered to in order to protect the amenities of occupants of residential properties. Paragraph 4.1 of the SPD indicates that normally, there should be 10 m between a principal window and any directly facing single storey rear elevation which does not contain a principal window to a habitable room.

The minimum distance of separation between the side elevation of the proposed extension and the rear elevations residential properties fronting Canterbury Crescent to the North is approximately 13.6m and it would therefore accord with the SPD guidance. However, the impact that the proposal would have upon these properties would be lessened by its depressed position in relation to them.

In light of the above, it is considered that due to its overall size and position in relation to the neighbouring properties, the proposed side extension element of the proposal would not significantly overshadow or have an overbearing impact upon the occupants of neighbouring properties.

As such, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

   Existing Plans (Dwg. Nr. B398-001)

Proposed Elevations (Dwg. Nr B398-03 / A)
Proposed Ground Floor Plan (Dwg. Nr B398-02)
Site and Location Plans (Dwg. Nr. B398-site)

and the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	**Officer**
Report Completed	04/02/2019	Signed: OP
Authorisation	04/02/2019	Signed: AT

Report Author Osian Perks